Headquarters U.S. Air Forces in Europe

"Bring Your Courage"

KMC Family Housing Overview

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26 Aug 2004

Briefing Overview

- **PURPOSE:**

Summary of the present Kaiserslautern Military Community Family Housing Modernization Plan

Briefing Overview

- KMC Housing Program Update
- Design Considerations
- Site plans
- Architectural Styles
- Visual Context
- Perspectives/ Elevations
- Floor Plans
- Key Execution Milestones

KMC Housing Program Status

Shift from improving stairwells to replacement with townhouses…

- **FY95-02 Renovations to 1,750 stairwell units complete**
- **FY03 Replace 19 Units, KMC - 44% construction complete**
- **FY03 Replace 169 Units, Vogelweh - Awarded on 12 Jul 04**
- **FY04 Replace 182 Units, Vogelweh - Bids opened, congressional notification package at the Air Staff**
- **FY05 Replace 144 Units, KMC - Under design**

Major Design Considerations

- Consistent with latest HRMA results and draft FHMP
- Whole neighborhood concept
  - Walkways
  - Playgrounds
- Providing a neighborhood/home feel
  - Offsets
  - Different facades
  - Integration with stairwell buildings
- Parking
- Force Protection (recommended 25 meter perimeter standoff)
- Air Force size standards for family housing

FY03/04 Program ~~Vogelweh~~

Renovated Buildings (typical)

FY03 demolishes 544 stairwell units and builds 185 new JNCO and SNCO units

FY04 demolishes 596 stairwell units and builds 182 new SNCO, CGO and FGO units

FY04 PROGRAM Developed Areas

FY03 PROGRAM Developed Areas

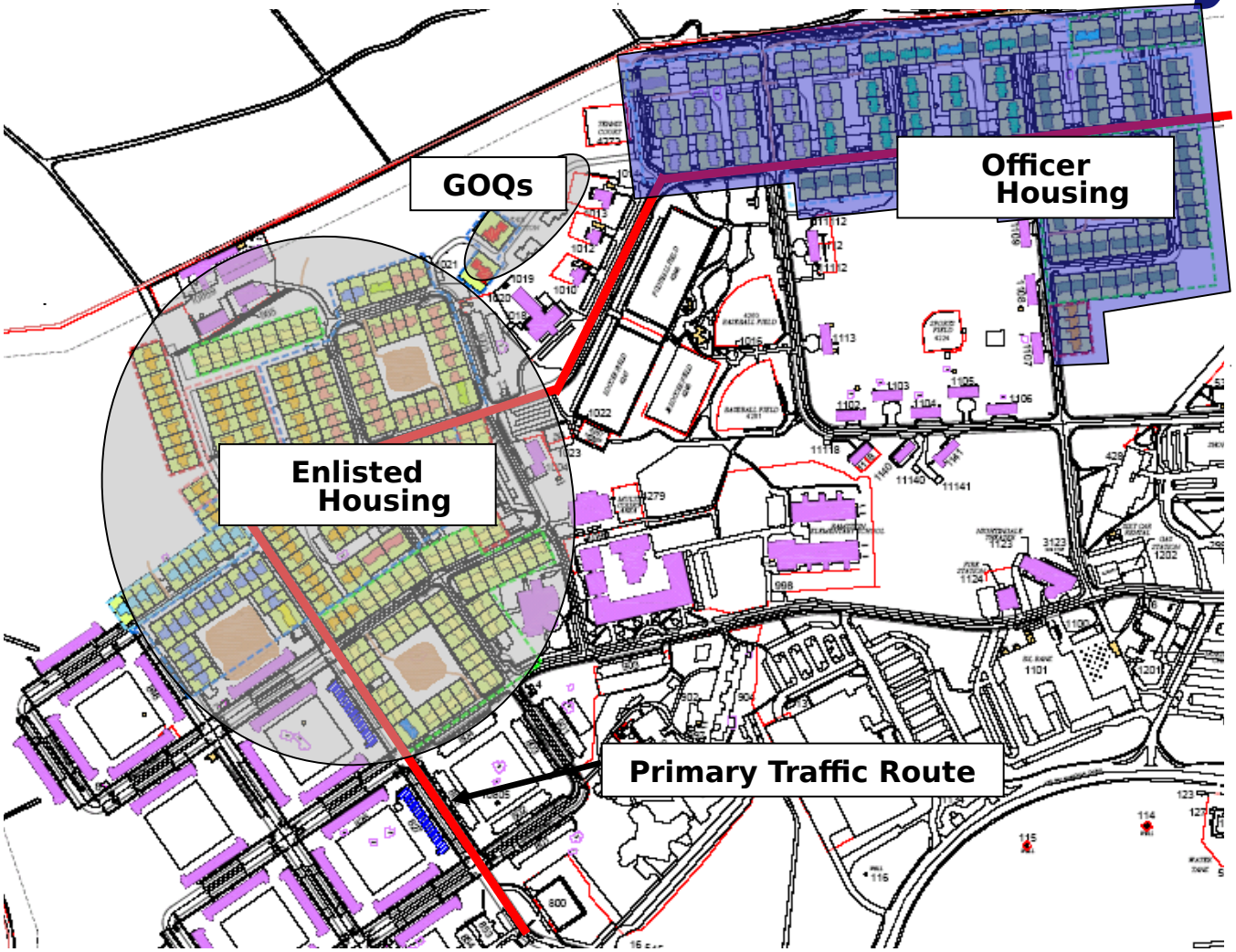
FY03/04 Vogelweh, Area I

Unit Breakdown

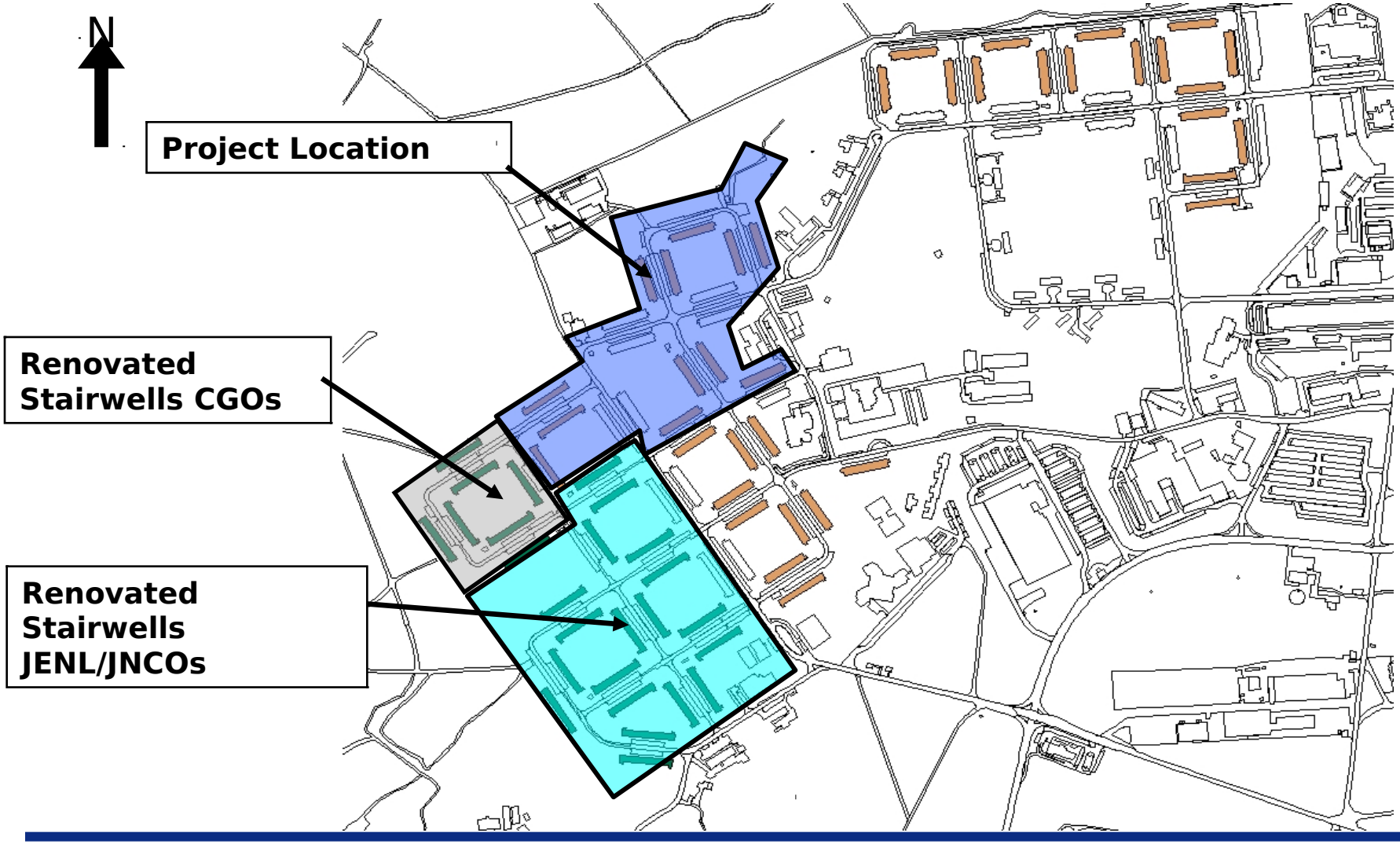
22 SNCO 3BR

23 SNCO 4BR

Ramstein Overall Layout



Ramstein Site Plan



Ramstein FY05 Site Layout

Demolish 384 Units:

17 stairwell buildings

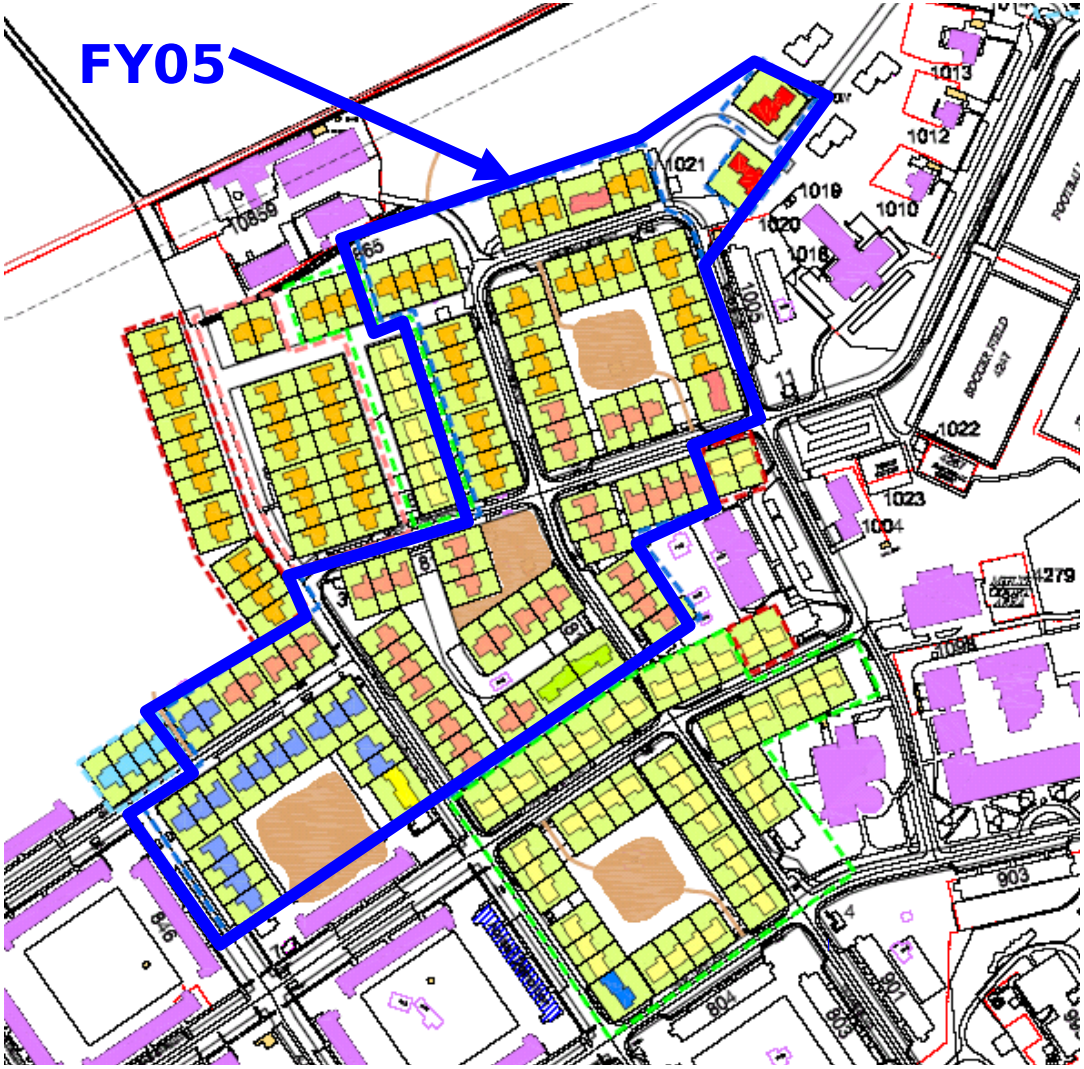
Build 100 Units:

2 GOQ

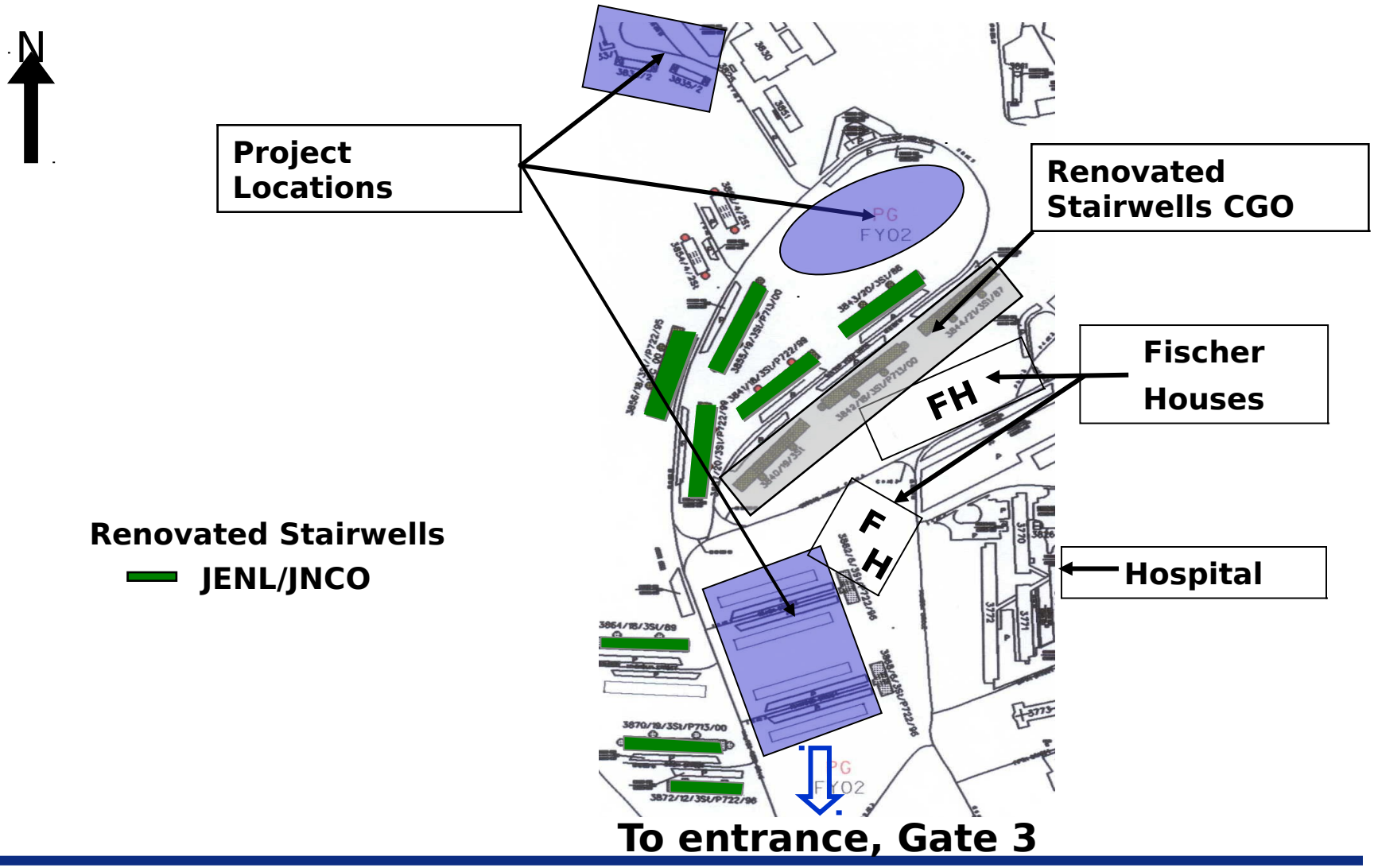
19 SNCO 4BR

45 SNCO 3BR

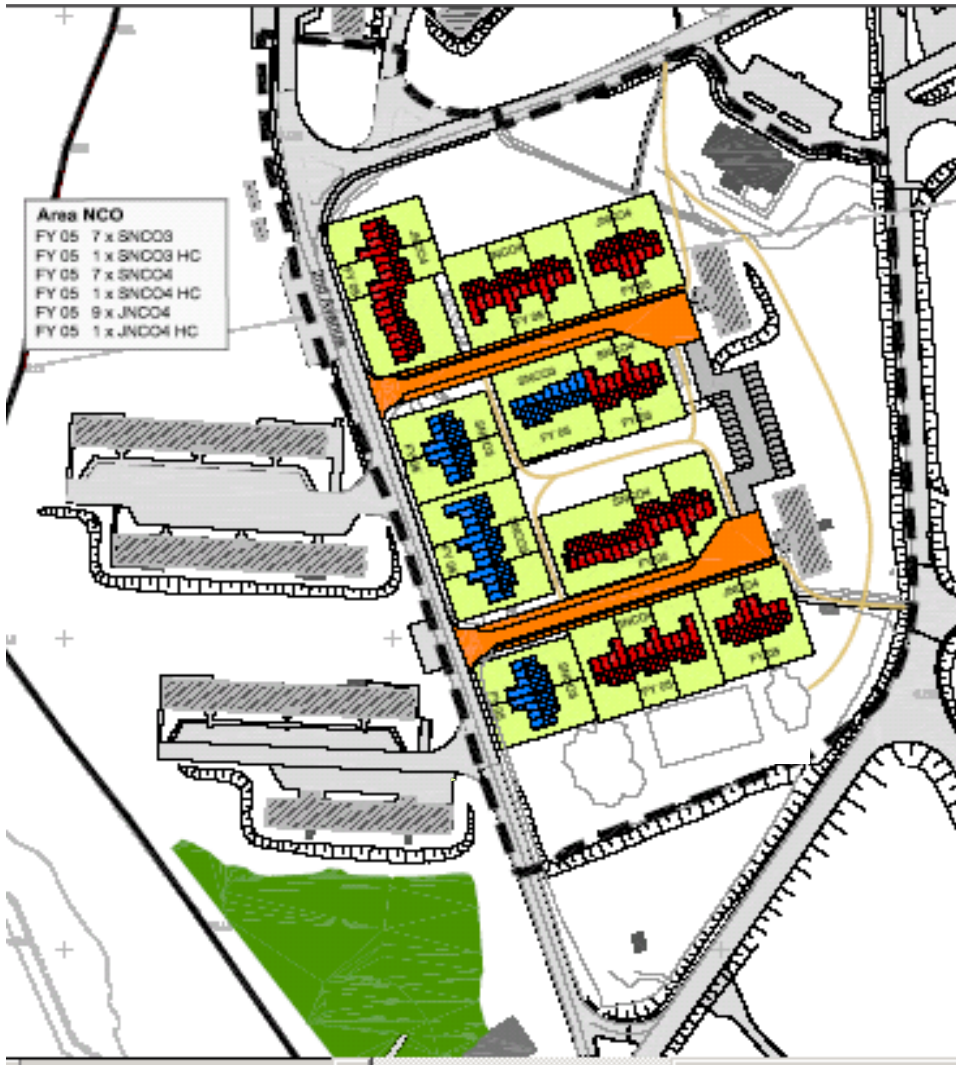
34 JNCO 4BR



Landstuhl Site Plan



Landstuhl FY05 Site Layout



JNCO/SNCO

Demolish:

72 units in 4 Stairwell buildings

Build:

8 SNCO 4BR

8 SNCO 3BR

10 JNCO 4BR

Local Area Architectural Style

Visual Context

Perspective

JENL 4 Bedroom

SNCO 3 & 4 Bedroom

Elevation

JENL 4 Bedroom

SNCO 3 & 4 Bedroom

Perspective

JENL 4 Bedroom

SNCO 3 & 4 Bedroom

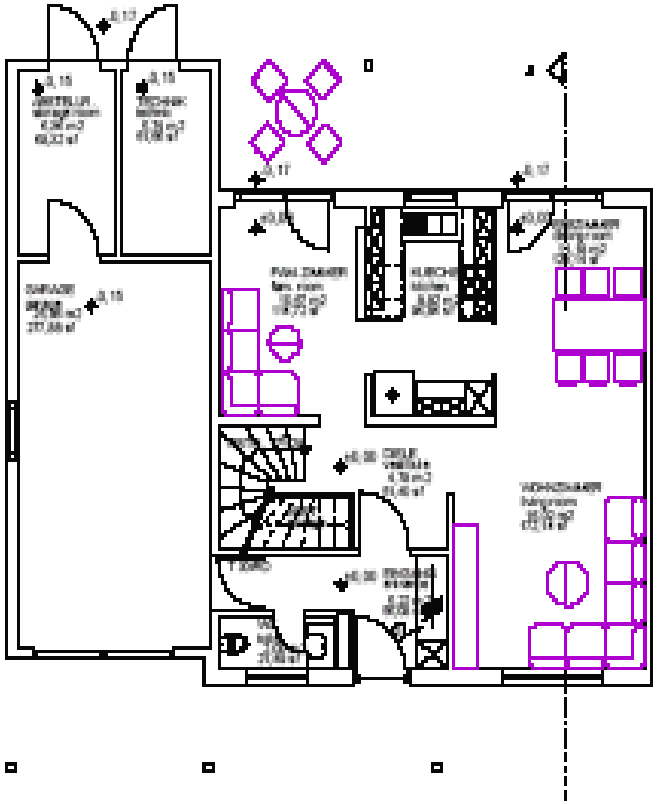
Perspective

JENL 3 Bedroom

Perspective

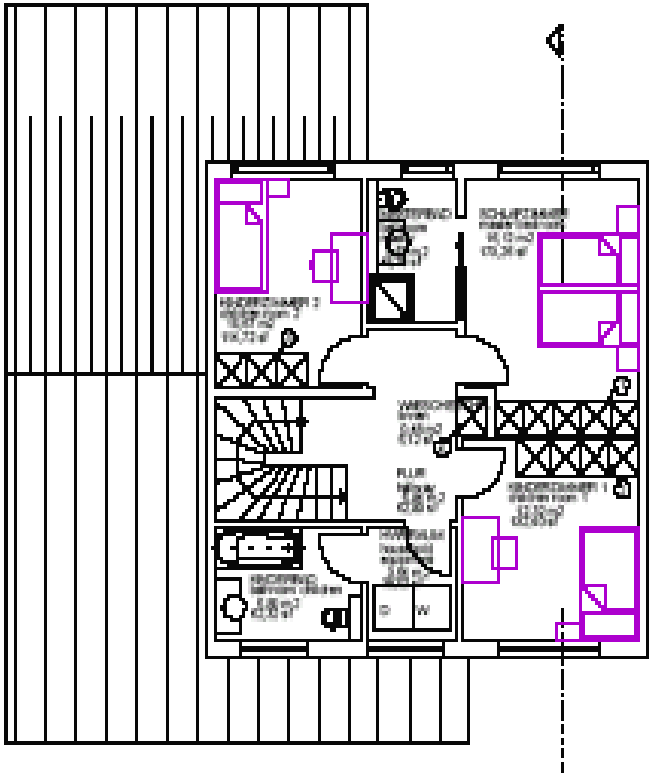
JENL 3 Bedroom

JNCO 3 Bedroom

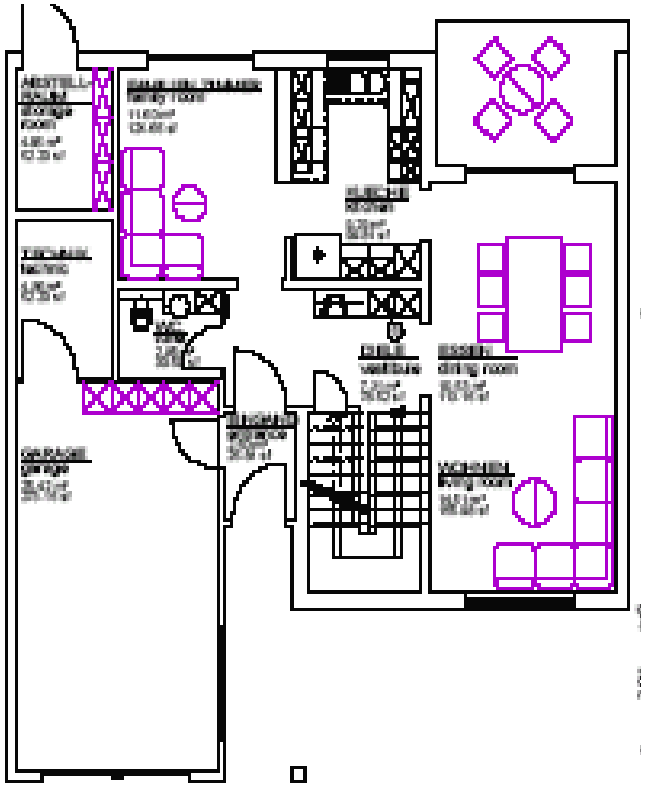


NSF
1260

GSF
1630



JNCO 4 Bedroom

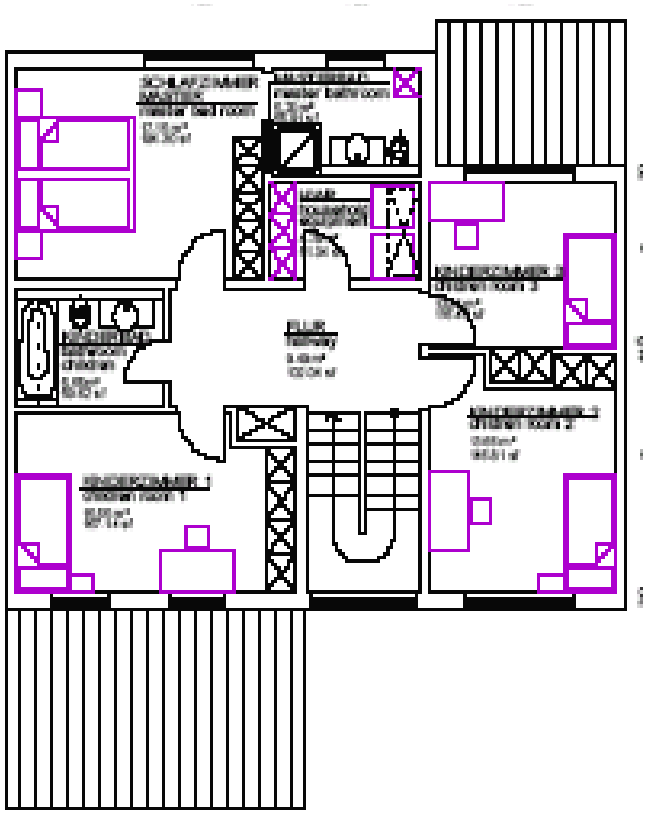


NSF

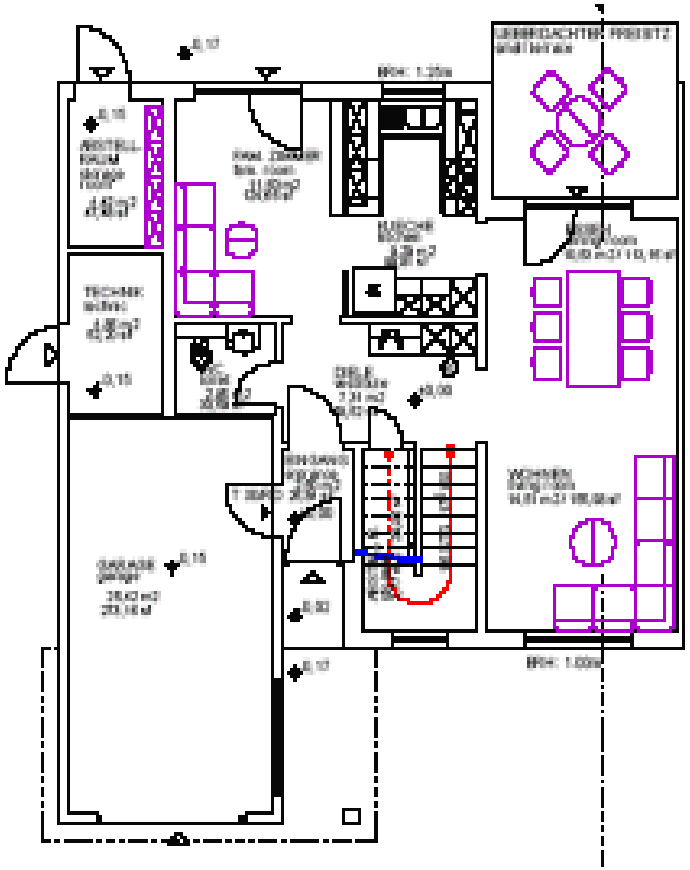
1485

GSF

1950



SNCO/CGO 3 Bedroom

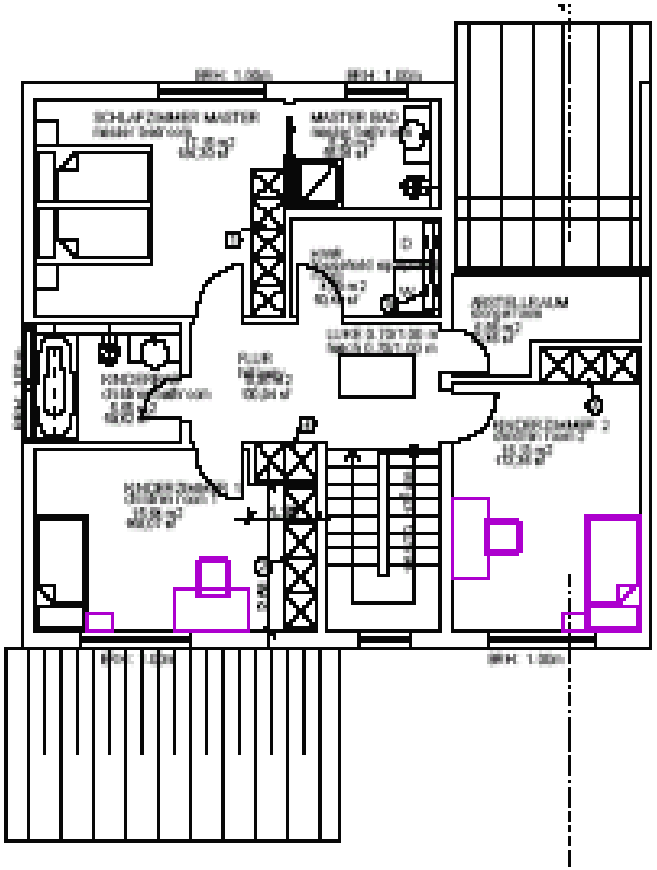


NSF

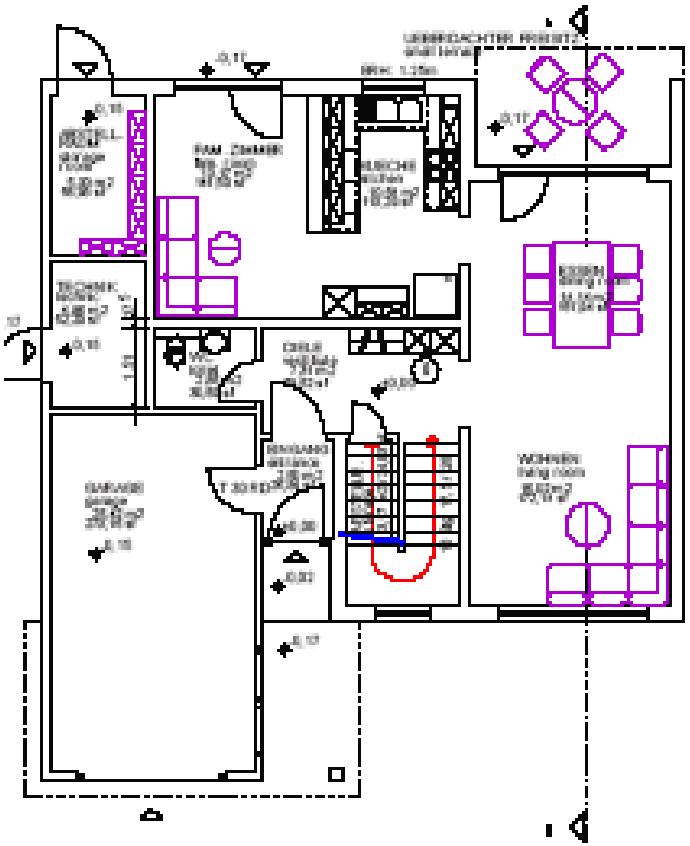
1395

GSF

1860



SNCO/CGO 4 Bedroom



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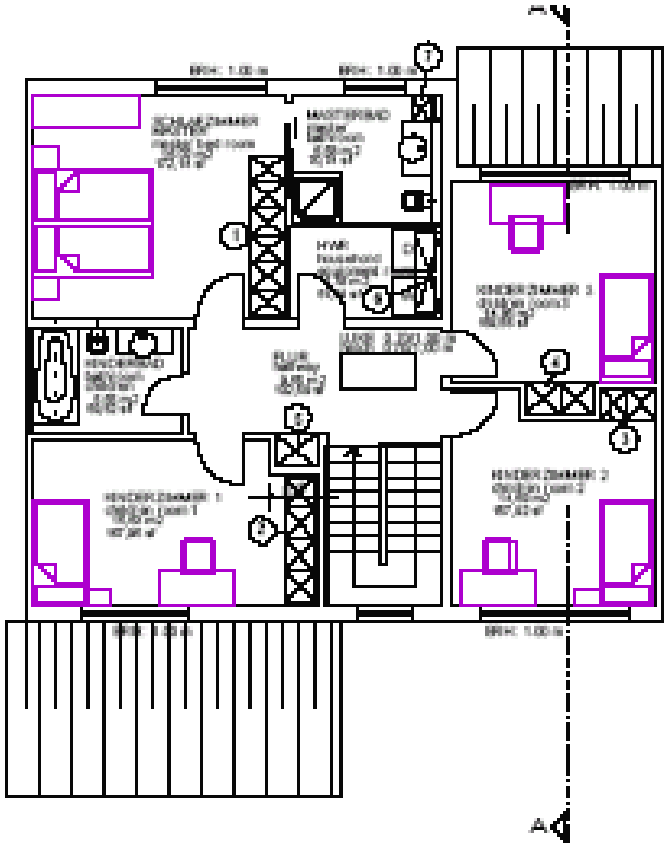
GSF
2110



Execution Milestones

	Date	Units
FY03 Vogelweh Area I : 26	Apr 05	
FY03 Vogelweh Areas A&B:	Jul 06	159
FY04 Vogelweh Areas I,C,D &E: 163	Oct 06	
FY04 Vogelweh Area I: 19	Oct 06	
FY05 Ramstein:	Jan 07	141
Total New Townhouses		**508**

QUESTIONS ?

BACKUP SLIDES

FY03-09 Plan

		FY03			FY04				FY05				FY06			FY07		FY08			FY09		
	Req	A	B	I	C	D	E	I	AN	Vog J	Vog E	Ram W	Vog J	Vog E	Ram E	Ram W	Ram E	Ram W	Vog G	Vog H	Ram W	Vog E	TOTAL
GOQ	4											2	2										4
SOQ	38								4	4	2				28								38
FGO 4	60						6		4						22				28				60
FGO 3	154						33		4						38		47		32				154
CGO 4	19						8								11								19
CGO 2	39																					39	39
SNCO 4	59	15		2	11	2		2	8			19											59
SNCO 3	253	49		8	27	76		17	8			45								23			253
JNCO 4	133		54						10			34				3		18			14		133
JNCO 3	92		41													51							92
JNCO 2	4																				4		4
	855	64	95	10	38	78	47	19	38	4	2	100	2	0	99	54	47	18	60	23	18	39	855
Total 03	169																						
Total 04	182																						
Total 05	144																						
Total 06	101																						
Total 07	101																						
Total 08	101																						
Total 09	57																						
X-Check	855																						

Vogelweh Layout